

Docket Item #15-A
MASTER PLAN AMENDMENT #2002-0002
REZONING #2002-0002
2100 MT VERNON AV (WELSH SITE)

Planning Commission Meeting
June 4, 2002

ISSUE: Consideration of a request for a master plan amendment to change the land use designation and request for rezoning of the subject from R-2-5/Residential to CL/Commercial Low, with proffer providing for a landscape hedge.

APPLICANT: Tom and Anne Welsh

LOCATION: 2100 Mt Vernon Avenue

CITY COUNCIL ACTION, JUNE 15, 2002: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, JUNE 4, 2002: On a motion by Ms. Fossum, seconded by Mr. Robinson, the Planning Commission recommended approval of the master plan amendment and rezoning, subject to the proffer offered by the applicant. The motion carried on a vote of 7 to 0.

Reason: The Commission agreed with staff position.

Speakers:

Stephen Keonig, architect for the applicant, stated that the applicant agrees with staff position and conditions.

Carolyn Herda, 113-C E. Windsor Avenue, spoke in opposition, reading a letter that she submitted to the Commission saying that the current operation is loud, that the owner operates late into the night, and that fumes from paints, glues and solvents are used in the operation.

Frank Lefler, 109 E. Windsor Avenue, spoke in opposition.

Mary Tatlisu, 113-A E. Windsor Avenue, spoke in opposition expressing concern about odors, fumes, and traffic from deliveries.

Pat Miller, 1806 N. Cliff Street, as president of the Potomac West Business Association, spoke in support of the application. She praised the applicant for the improvements already made to the main residence grounds, and voiced expectation that the new structure will be built with the same great care.

Amy Slack, 2307 E. Randolph Avenue, spoke in support of the staff position. She noted that the Welshes have improved the property, and stated support for setbacks, generally, to protect residential areas from commercial development.

Gayle T. Reuter, 110 E. Del Ray Avenue, spoke in support. She praised the current condition of the property, and said that the new improvement will enhance the property and that the use adds to the diverse mix that is sought on Mt Vernon Avenue.

Dave Shuman, 22 E. Windsor Avenue, spoke in support. He said that home and property values in Del Ray have been increasing as properties have changed hands from absentee landlords to resident owners. He stated that the Welshes have been model residents and homeowners.

PLANNING COMMISSION ACTION, MAY 7, 2002: The Planning Commission noted the deferral of the request.

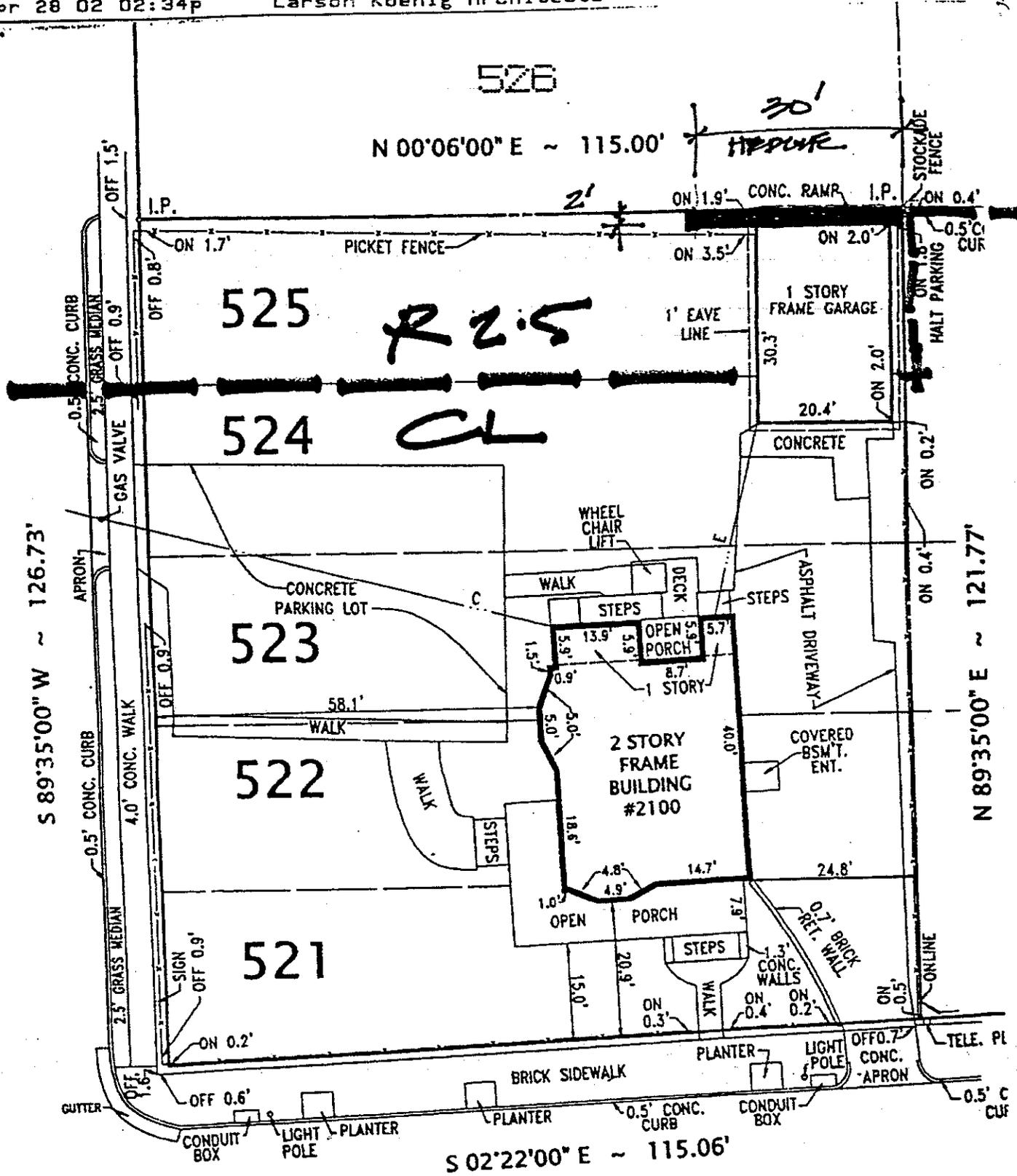
Reason: The staff requested the deferral.

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STAFF RECOMMENDATION:

Staff recommends approval of the change in zoning from R2-5/ Residential to CL/Commercial Low, with the following proffer:

“The applicant will install and maintain a solid evergreen hedge directly adjacent to the western property line as a visual buffer to the adjoining property zoned R-2-5. The evergreen hedge will be no less than 6' tall, no less than 2' deep, and no less than 30' long as measured south from the northwest corner of the property.”



MPA 7.002-0002

MOUNT VERNON AVENUE
60' R/W

WELSH THE PROPERTY
2002 - 0002
4.28.02

LARSON/KOENIG
ARCHITECTS
2107 Mount Vernon Avenue Suite 100
Alexandria, VA 22301

1st 16

DISCUSSION:

The applicants, Tom and Anne Welsh, own five legal lots at the corner of Mount Vernon Avenue and E. Windsor Avenue, the location of the Anne Welsh Hair Salon. The lots are mapped on the City's tax map as a single parcel, with one address for the parcel: 2100 Mount Vernon Avenue. Currently, the parcel has split zoning; the four lots closest to Mount Vernon Avenue within the tract are zoned CL-Commercial Low, while the rear lot is zoned R2-5, Residential Single and Two-Family. The applicant is requesting a master plan amendment and rezoning in order to change the land use designation of the rear lot from R2-5 Residential Single and Two-Family to CL-Commercial Low to be consistent with the other four lots within the parcel. There is an existing outbuilding partially on the rear lot, which is currently utilized by the property owner as a woodworking shop.

Staff supports the change, which will increase the commercial depth along Mount Vernon Avenue on this property to the same depth as both adjoining properties.

In addition, staff's review of the parcel zoning history shows that the current zone line may have been drawn at least in part, in error. Prior to 1992 half of the rear lot was zoned residential and half was commercial. No change to zoning was proposed for the lot in the 1992 Master Plan, yet the zone line was moved to a property line when the official zoning map was drawn, resulting in the entire rear lot being zoned residential. Had the line been drawn to correctly reflect the master plan, half of the rear would now be zoned commercial. In addition, in 1992 the city's official Tax Maps showed the property at 2100 Mount Vernon Avenue as consisting of only four contiguously owned lots instead of five. Between 1994 and 1998, the city discovered the error in its maps and corrected Real Estate Assessment Map 54.03 to show the five lots under common ownership. Staff believes that had the properties been properly mapped on the tax maps in 1992 it is quite possible that the zone line would then have been moved eastward to fully incorporate the fifth lot into the commercial zone rather than leaving it zoned half-commercial, resulting in the same depth of commercial zoning on this as was given on the two adjoining properties along Mount Vernon Avenue.

If the change in zoning is approved, it will allow commercial use within the existing outbuilding on the site as well as within the new building proposed in DSUP #2002-00015. Staff does not believe the types of commercial uses permitted by right within CL along Mount Vernon Avenue would create impacts on adjoining residential uses, given the configuration and building layouts of adjoining properties.

Because the rezoning is accompanied by a proposal to build a new commercial building within the zone transition set back requirement for the new CL zone, the applicant is proffering the provision of a screen hedge adjacent to the building as part of the proposed rezoning. Staff

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believes this will help buffer any potential commercial use and provide an attractive transition on this already-well landscaped site.

Staff supports the master plan and rezoning applications, as well as the concurrent application to construct a commercial building (DSUP#2002-0015).

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Stephen Milone, Urban Planner.

RESOLUTION NO. MPA 2002-0002

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the Potomac West Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on February 26, 2002 for changes in the land use designations to the parcels at 2100 Mt. Vernon Avenue; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on June 4, 2002 with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the Potomac West Small Area Plan section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the Potomac West Small Area Plan section of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the Potomac West Small Area Plan; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Potomac West Small Area Plan section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the prosperity and general welfare of the residents of the City;

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NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the Potomac West Small Area Plan section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Change the designation of parcels at 2100 Mt Vernon Avenue from
R-2-5/Residential to CL/Commercial Low.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 4th day of June, 2002.

Eric Wagner, Chairman

ATTEST:

Eileen P. Fogarty, Secretary